



Falcon Way,
Bourne, Lincolnshire, PE10 0GT

NEWTON**FALLOWELL** 

**Falcon Way,
Bourne, Lincolnshire, PE10 0GT
£265,000 Freehold**

PLOT FOUR, Falcon Way has an ANTICIPATED COMPLETION DATE of SEPTEMBER 2021, currently under construction. Situated within walking distance to the town centre of Bourne, with amenities within close proximity, this semi-detached home benefits from spacious accommodation arranged over three floors. The home offers a spacious lounge to the front, accessed via the entrance hall, with a modern fitted kitchen diner to the rear, boasting integrated appliances, as well as downstairs cloakroom. To the first floor three bedrooms are found alongside the family bathroom, benefitting from a four-piece suite. The principal bedroom is found to the second floor, enjoying a built-in wardrobe and en-suite shower room. Outside two side-by-side off-road parking spaces are found, as well as a SOUTH-FACING, enclosed garden to the rear.



Contractors are responsible for checking all dimensions on site prior to work commencing. Due to areas of the structure being covered, unexposed or otherwise incapable of inspection the notes / specifications of existing materials are subject to confirmation of site where it is feasible to expose the relevant areas of construction. All material schedules are given in good faith and for planning purposes only. It is the responsibility of the contractor to check their accuracy before ordering and materials. Remway Design accepts no responsibility for the accuracy of these material schedules.

Entrance Hall

Lounge

Kitchen Diner

The modern fitted kitchen comes with a choice of doors and laminate worktops, as well as plumbing for both a washing machine and dishwasher. The kitchen also benefits from a stainless steel one and a half bowl sink and drainer with mixer tap over, built-in fridge freezer, integrated oven, cooker hood and gas hob.

Cloakroom

The ground floor cloakroom offers a two-piece modern white sanitary suite, comprising of WC and sink, which benefits from chrome taps and fittings.

First Floor Landing

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

The first floor family bathroom benefits from a four-piece modern white sanitary suite, comprising of WC, sink benefitting from chrome taps and fittings, bath and separate shower.

Bedroom One

En-Suite

The second floor en-suite boasts a three-piece modern white sanitary suite, comprising of WC, sink benefitting from chrome taps and fittings, as well as shower.

External

Plot Four will enjoy a turfed or shrubbed front garden with an entrance path leading to the front door. The south-facing rear garden will also be turfed, with a fenced/walled boundary and external tap.

Central Heating / Hot Water System

Each plot has fully programmable gas central heating, which provides hot water, with white thermostatic controlled radiators.

Insulation

Each plot benefits from cavity wall insulation and loft insulation, in line with building regulations.

Security

Each plot enjoys the use of mains operated smoke detectors and CO2 monitor, in line with building regulations.

Electrics

There are white power points throughout the home, with a master telephone socket and doorbell servicing the property. There are extractor fans to the bathrooms, external PIR lighting to both front and rear and TV socket to the lounge and bedrooms.

Windows, Doors & Joinery

Each plot offers multi-point locking doors, low maintenance fascias and PVCu window frames and French doors leading out to the rear from the kitchen diner.

Finish

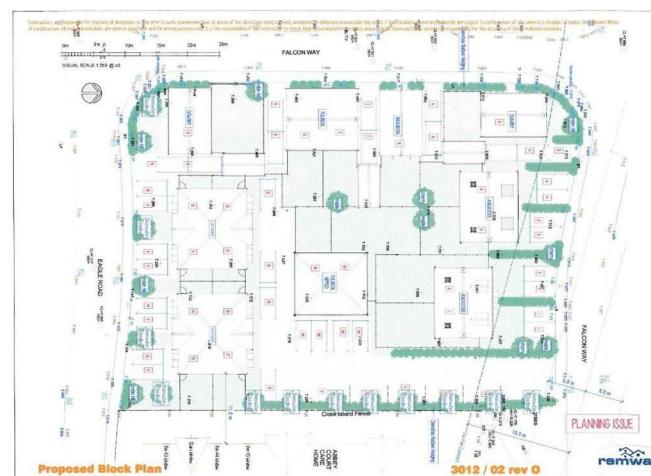
Each plot will be finished with white emulsion to both walls and ceilings, white paint to the woodwork, chrome ironmongery and white loft hatch.



Aerial View

Dig No. 3012 / 10 rev C

Eagle Road | Bourne

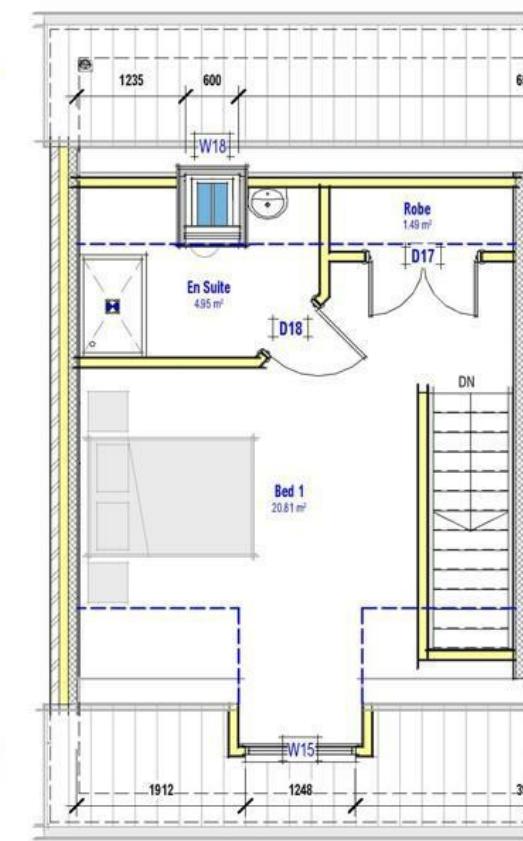
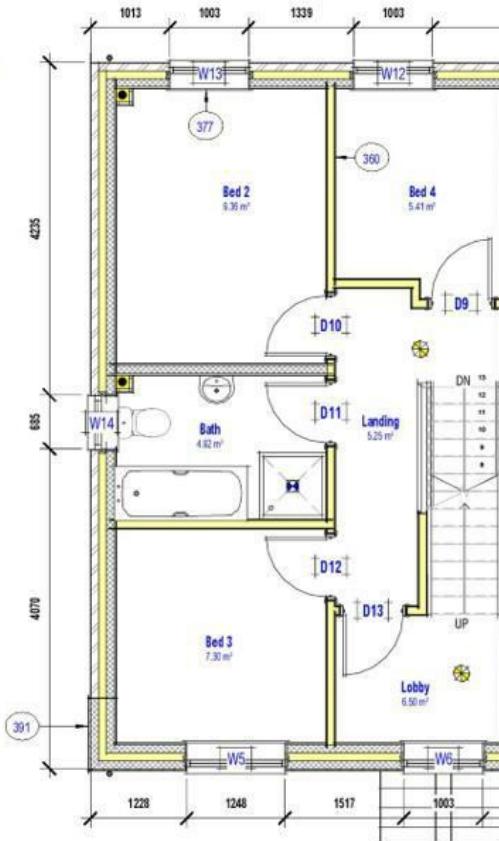
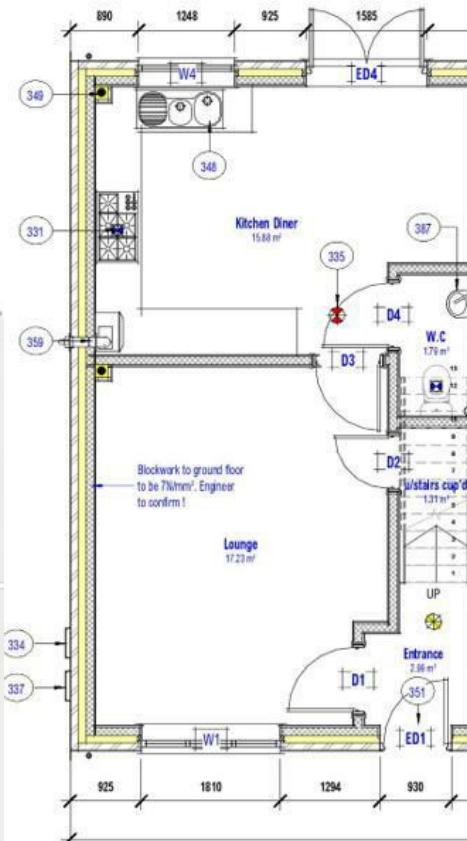
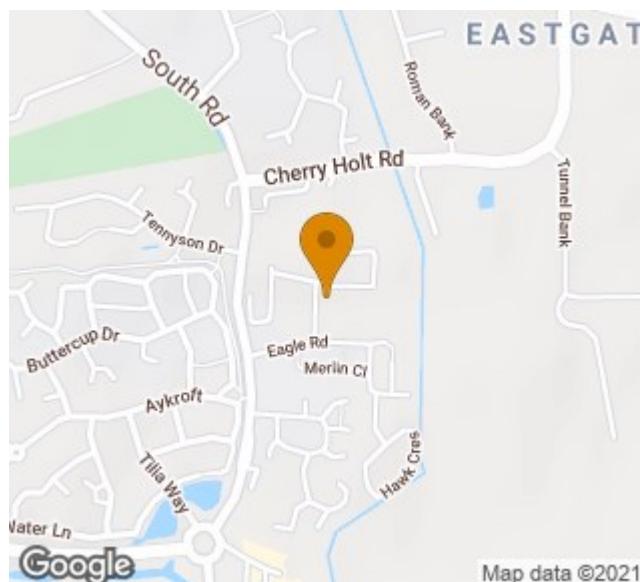


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The chart displays energy efficiency levels from A to G, with a note at the bottom indicating that lower values represent higher running costs.

Rating	Score Range	Color
A	(94 plus)	Dark Green
B	(91-94)	Medium Green
C	(88-90)	Light Green
D	(55-68)	Yellow
E	(33-54)	Orange
F	(21-38)	Red
G	(1-20)	Dark Red

Not energy efficient - higher running costs